HDB RESALE MARKET REPORT · WHOLE OF SINGAPORE

Monthly report: November 2017

Prepared by Samtastic Properties from HDB's published resale records. Generated 23 Nov 2026, 1:02 pm.
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November 2017 in full

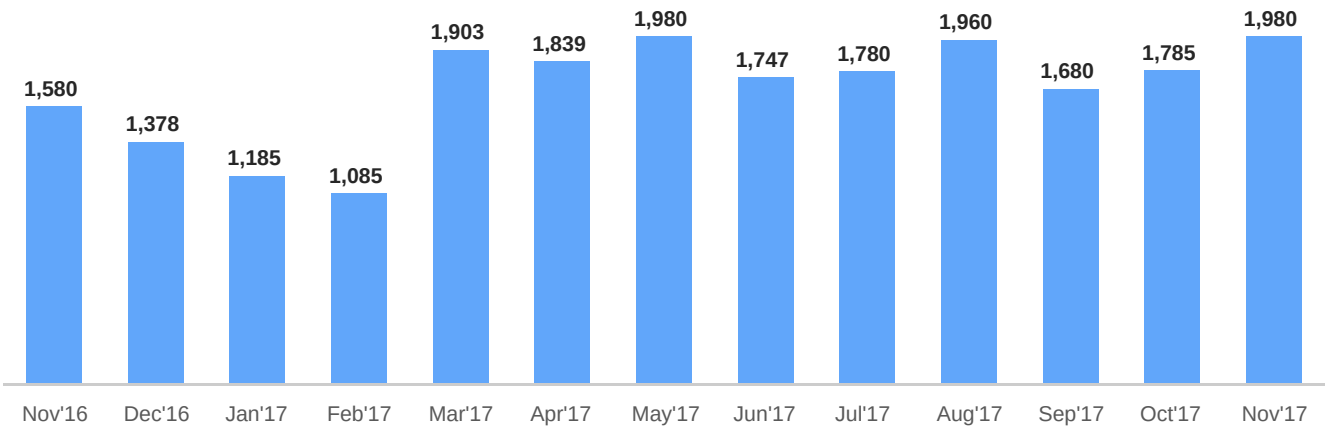
Flats sold: 1,980 Median price: $410,000 Median $psf: $395
Million-dollar flats: 5 (0.3%) Highest price: $1,138,000 (Central Area)

Against the month before: sales +10.9%, median price +0.0%. Against a year ago: sales +25.3%, median price +0.0%.

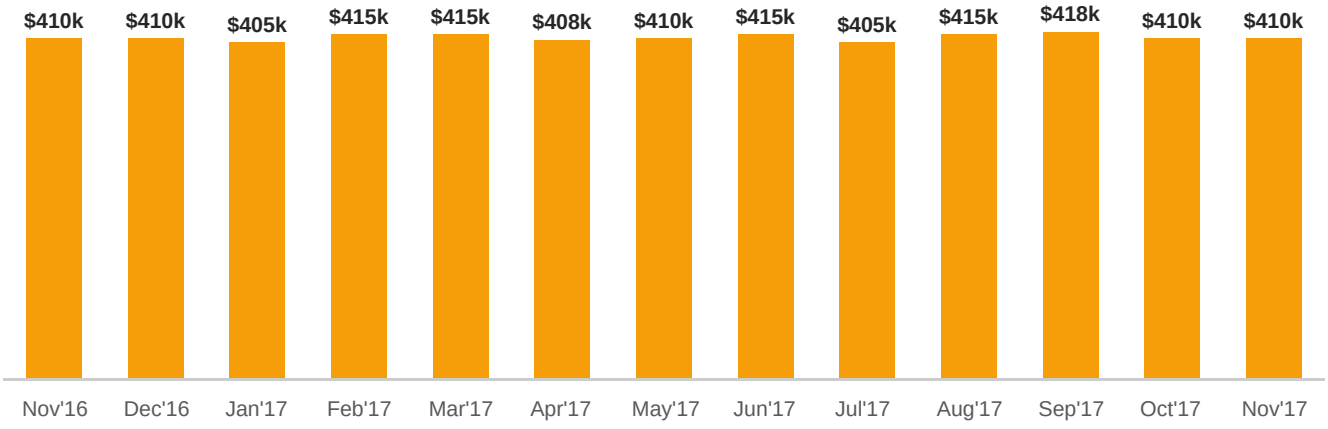
At a glance

- 1,980 HDB resale flats changed hands in November 2017, 10.9% more than the month before (1,785).
- Half of all flats sold for $410,000 or less (the median price), unchanged from the month before.
- A typical 4-room flat sold for $407,000 (825 sales), or about $398 per square foot.
- 5 flats sold for $1 million or more (0.3% of all sales), most of them in Toa Payoh, Bishan, Central Area.
- The highest price was $1,138,000 for a 5-room flat at Blk 1E Cantonment Rd, Central Area.
- For a 4-room flat, the most affordable town was Woodlands (median $332,888) and the dearest was Queenstown (median $730,000).
- The busiest town was Jurong West with 165 sales.

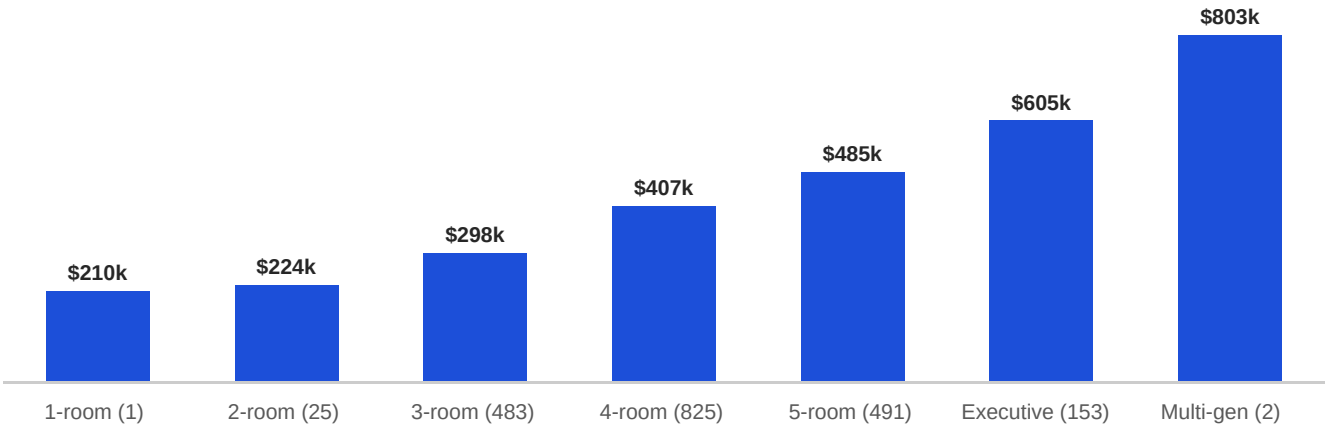
Flats sold each month, last 13 months



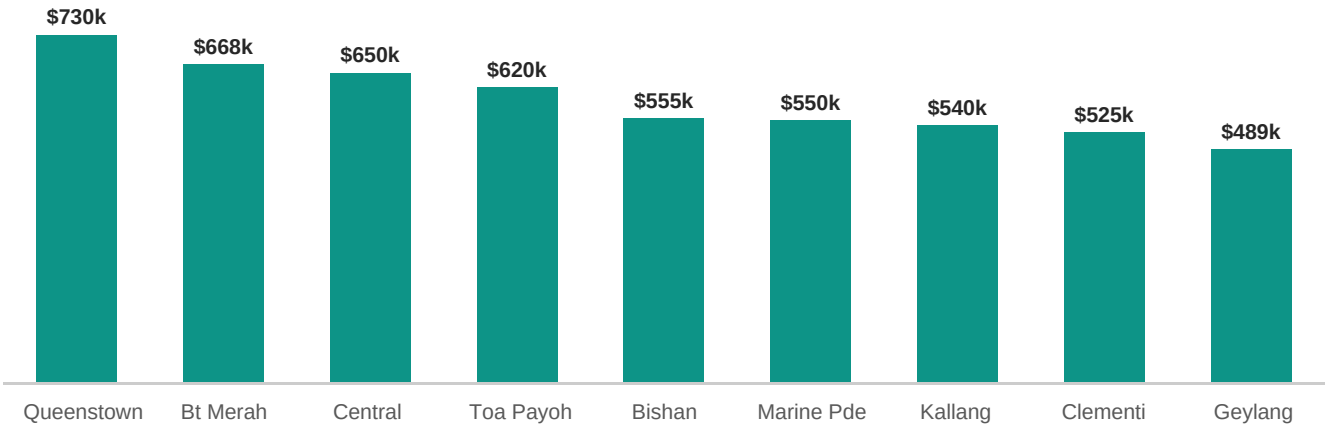
Median price each month, last 13 months



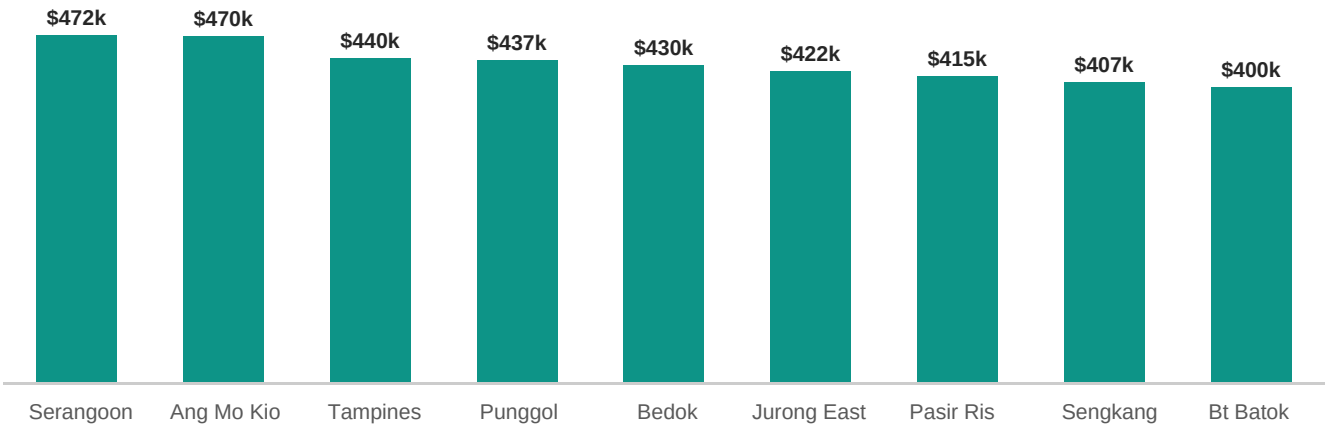
Median price by flat type (number sold), November 2017



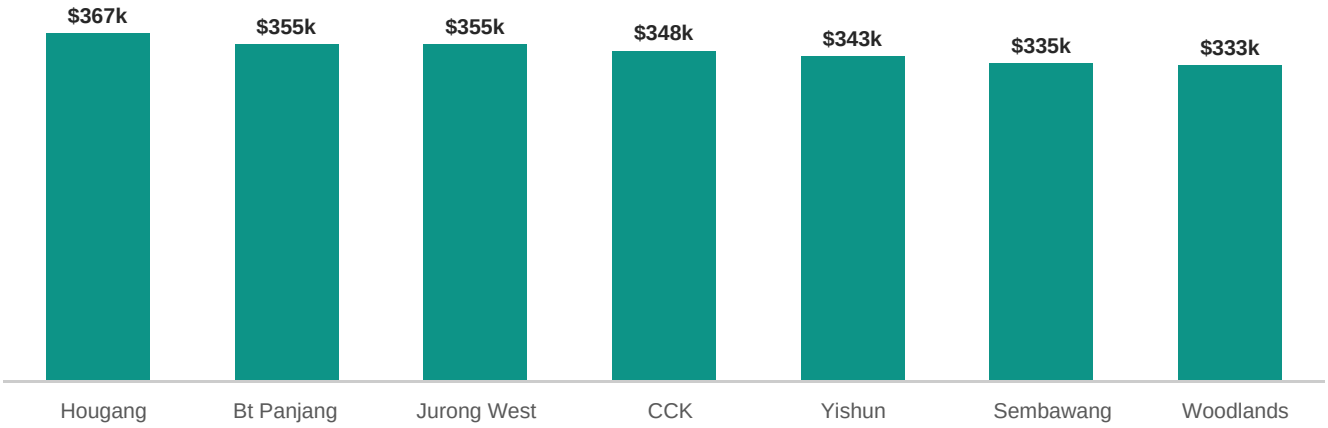
Median 4-room price by town, dearest first



Median 4-room price by town, dearest first (continued)



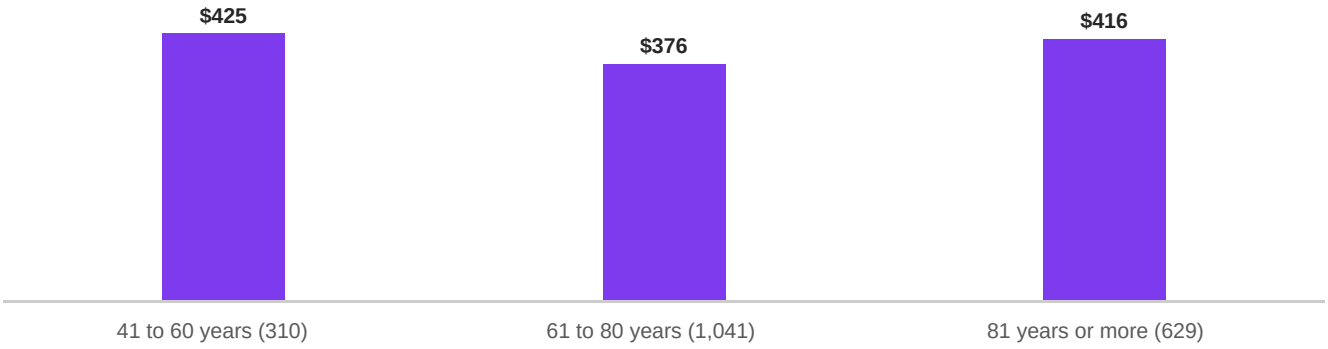
Median 4-room price by town, dearest first (continued)



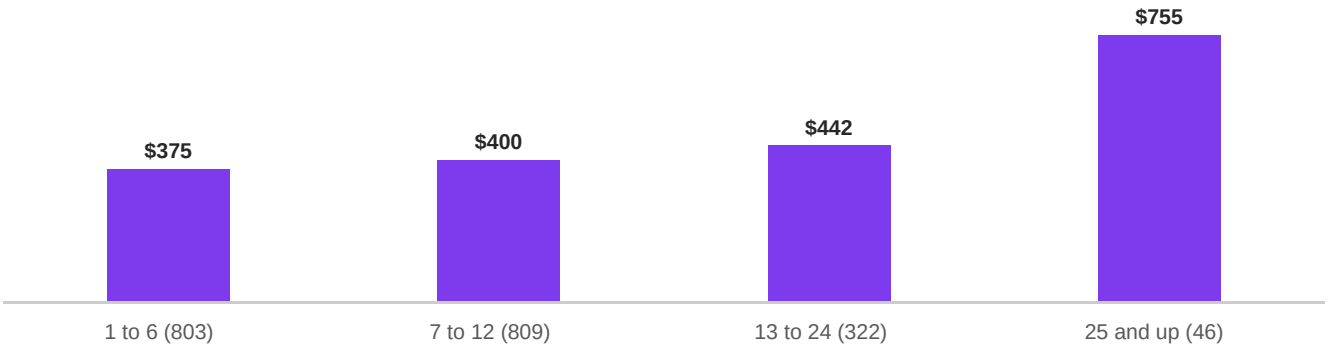
Town by town, November 2017

Ang Mo Kio: 84 sold - median $346,500 - 4-room median $470,000 - $419 psf
Bedok: 118 sold - median $407,500 - 4-room median $430,000 - $423 psf
Bishan: 34 sold - median $586,500 - 4-room median $555,000 - $542 psf - 1 at $1M+
Bukit Batok: 80 sold - median $325,000 - 4-room median $400,000 - $371 psf
Bukit Merah: 81 sold - median $585,000 - 4-room median $668,000 - $598 psf
Bukit Panjang: 60 sold - median $432,000 - 4-room median $355,000 - $373 psf
Bukit Timah: 4 sold - median $849,000 - 4-room median n/a - $592 psf
Central Area: 16 sold - median $549,000 - 4-room median $650,000 - $651 psf - 1 at $1M+
Choa Chu Kang: 84 sold - median $366,944 - 4-room median $348,000 - $325 psf
Clementi: 34 sold - median $397,500 - 4-room median $525,000 - $496 psf
Geylang: 61 sold - median $395,000 - 4-room median $489,000 - $455 psf
Hougang: 79 sold - median $368,000 - 4-room median $366,500 - $377 psf
Jurong East: 53 sold - median $355,000 - 4-room median $422,000 - $405 psf
Jurong West: 165 sold - median $390,000 - 4-room median $355,000 - $360 psf
Kallang/Whampoa: 67 sold - median $461,000 - 4-room median $540,000 - $495 psf
Marine Parade: 12 sold - median $510,000 - 4-room median $550,000 - $582 psf
Pasir Ris: 58 sold - median $480,000 - 4-room median $415,000 - $363 psf
Punggol: 141 sold - median $435,000 - 4-room median $437,000 - $430 psf
Queenstown: 52 sold - median $584,000 - 4-room median $730,000 - $610 psf - 1 at $1M+
Sembawang: 41 sold - median $375,000 - 4-room median $335,000 - $342 psf
Sengkang: 125 sold - median $425,000 - 4-room median $406,900 - $390 psf
Serangoon: 38 sold - median $461,500 - 4-room median $471,500 - $466 psf
Tampines: 130 sold - median $462,500 - 4-room median $440,000 - $404 psf
Toa Payoh: 93 sold - median $575,000 - 4-room median $620,000 - $487 psf - 2 at $1M+
Woodlands: 160 sold - median $361,000 - 4-room median $332,888 - $326 psf
Yishun: 110 sold - median $331,000 - 4-room median $342,500 - $350 psf

Median $psf by remaining lease (number sold)



Median $psf by storey (number sold)



The 10 highest prices, November 2017

$1,138,000 Blk 1E Cantonment Rd, Central Area
5-room - storey 43 to 45 - 1,152 sqft - $988 psf - 92 yrs lease left

$1,050,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $856 psf - 93 yrs lease left

$1,038,000 Blk 50 C'wealth Dr, Queenstown
5-room - storey 37 to 39 - 1,259 sqft - $824 psf - 96 yrs lease left

$1,033,800 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $821 psf - 93 yrs lease left

$1,020,000 Blk 273B Bishan St 24, Bishan
5-room - storey 25 to 27 - 1,292 sqft - $790 psf - 92 yrs lease left

$993,000 Blk 139A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,227 sqft - $809 psf - 93 yrs lease left

$978,888 Blk 139B Lor 1a Toa Payoh, Toa Payoh
5-room - storey 37 to 39 - 1,259 sqft - $777 psf - 93 yrs lease left

$973,888 Blk 138A Lor 1a Toa Payoh, Toa Payoh
5-room - storey 40 to 42 - 1,227 sqft - $794 psf - 93 yrs lease left

$970,777 Blk 236A Serangoon Ave 2, Serangoon
Executive - storey 13 to 15 - 1,518 sqft - $640 psf - 79 yrs lease left

$950,000 Blk 6 Toh Yi Dr, Bukit Timah
Executive - storey 04 to 06 - 1,572 sqft - $605 psf - 70 yrs lease left

The 5 most affordable 4-room flats, November 2017

$283,000 Blk 166 Yishun Ring Rd, Yishun

4-room - storey 07 to 09 - 904 sqft - $313 psf - 69 yrs lease left

$285,000 Blk 390 Yishun Ave 6, Yishun

4-room - storey 07 to 09 - 904 sqft - $315 psf - 69 yrs lease left

$288,000 Blk 289 Yishun Ave 6, Yishun

4-room - storey 01 to 03 - 904 sqft - $319 psf - 68 yrs lease left

$290,000 Blk 172 Yishun Ave 7, Yishun

4-room - storey 04 to 06 - 904 sqft - $321 psf - 69 yrs lease left

$291,000 Blk 288 Yishun Ave 6, Yishun

4-room - storey 10 to 12 - 904 sqft - $322 psf - 68 yrs lease left

The 10 busiest streets, November 2017

Punggol Field, Punggol: 33 sales
Punggol Ctrl, Punggol: 29 sales
Ang Mo Kio Ave 3, Ang Mo Kio: 26 sales
Yishun Ring Rd, Yishun: 26 sales
Fernvale Rd, Sengkang: 25 sales
Punggol Pl, Punggol: 22 sales
Lor 1a Toa Payoh, Toa Payoh: 21 sales
Bedok Reservoir Rd, Bedok: 18 sales
Jurong West St 64, Jurong West: 18 sales
Punggol Dr, Punggol: 18 sales

About this report

Source: HDB resale flat prices from data.gov.sg (Singapore Open Data Licence). HDB records the month a resale was registered, not the day; the daily and weekly reports list transactions on the day they were first published. Prices are before grants. The median is the middle price: half sold for more, half for less. $psf is the price divided by the floor area. Figures can change as HDB adds or corrects records. This report is information, not financial advice. You are welcome to share it.

Wondering what your own flat could sell for? Samtastic Properties - WhatsApp 89118921 - https://www.anything.sg